

RESOLUTION NO. CR-41-02

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR PARKWAY VILLAGE APARTMENTS LOCATED NORTH OF WHITE ROAD AND WEST OF BUCKEYE PARKWAY

WHEREAS, on May 14, 2002, the Planning Commission recommended approval of the Development Plan for Parkway Village Apartments with the following stipulations:

1. Signage detail to be provided adopting approved theme concept;
2. Lighting fixture detail to be provided showing theme concept;
3. A perimeter landscaping plan incorporating the theme concept to be provided.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby accepts the Development Plan for Parkway Village Apartments located north of White Road and west of Buckeye Parkway, contingent upon the stipulations set by Planning Commission.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.



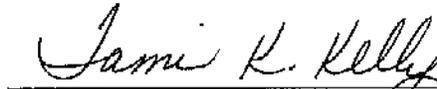
Maria C. Klemack, President of Council



Cheryl L. Grossman, Mayor

Passed: 6-17-02
Effective: 6-17-02

Attest:



Tami K. Kelly, CMC/AEE, Clerk of Council

I Certify that this resolution
is correct as to form.



Thomas R. Clark, Director of Law

CR-41-02

DEVELOPMENT STANDARDS TEXT

For South Subarea B (PUD-R)

As of May 14, 2002

PARKWAY VILLAGE

Grove City, Ohio

FOR:

Parkway Village L.L.C.
C/o M/I Real Estate Co.
3 Easton Oval Suite 130
Columbus OH 43219

INTRODUCTION

Subarea B is part of a multi-use development project divided into five (5) Subareas, A, A₁-A₁₀, B, C and D, approved November 16, 2001 as part of the Younkin Zoning Text. The development is proposed to be a mixed-use community with regional and local retail, condominiums, multi-family and potential office/hotel uses. Subarea B is proposed to be a multi-family rental community. Subarea B is bounded by a proposed regional shopping center to the north, large lot residential uses on septic tanks and wells in the Township to the south and a proposed condominium development to the east. Existing highway uses and vacant ground form the west boundary of the property.

The development will incorporate architectural focal points, visual landmarks, reasonable landscape setback buffers between the residential use and proposed commercial development, and open spaces to provide visual image, reference points and identity. The development will also accommodate street and pedestrian connections to unify each individual development and to minimize traffic on the arterial streets. Unified elements, character and general design must be coordinated and compatible throughout the Property. The proposed road system, designed to serve existing and future development, will consist of the construction of Buckeye Parkway from the south to north property lines of the Property, three (3) east/west roads and the improvement of White and Stringtown Roads, including full signalization at Buckeye Parkway/Stringtown Road and at Stringtown Road and the entrance road to Sub area A (the "Interior Road"). The 138 KV power transmission lines running through the Property will be relocated. The proposed existing road system provides logical boundaries for this Subarea, which is considered an independent district for zoning and development purposes. A new west access road forms the north boundary of the property. Proposed Buckeye Parkway is to the east with White Road forming the south boundary.

The Master Landscaping Plan has been submitted establishing a general-landscaping plan for the entire Property. The landscaping plan filed as part of the Development Plan submittal for Subarea B shall supplement the Master Landscaping Plan and will be coordinated with the City's "theme" concept. An architectural entry feature will be provided at the entry from Buckeye Parkway and the new west access road.

SUBAREA B (21.92 Acres)

This subarea contains multi-family residential, which serves as a transition between the retail/commercial community center to the north and lower density residential to the south and lower density condominium residential proposed on Subarea C. Architecture of the buildings is to be compatible with Subarea C development in its general design, materials and overall quality. This multi-family area will have a unified, residential scale appearance with a density not to exceed 12 units per acre. Two full access curb cuts will be permitted. One on Buckeye Parkway, the other to the future road forming the north boundary on Subarea B ("Future West Road"). No occupancy permits for any building constructed on Subarea B shall be issued until Buckeye Parkway is open for public use from Stringtown Road to White Road. The location of permanent curb cuts and the location and construction of any temporary access and the restoration thereof shall be reviewed and approved by the City Engineer.

A. DEVELOPMENT STANDARDS

(1). Yard and Setback Requirements:

Setbacks from public right of ways are established on the Preliminary Development Plan which shall be restated on the Development Plan. Set backs from Buckeye Parkway, White Road, and Future West Road shall be 25' for parking and 50' for buildings unless established at greater distances on the Development Plan.

(2). Parking and Loading

(a) All parking and loading shall be regulated by the Grove City Code (presently in effect or as a subsequently amended). Enclosed parking spaces shall be shown on the Development plan. No carports shall be permitted.

(b) Project to include a minimum of forty-eight (48) attached garages and twenty-five (25) detached garages.

(3). Waste and Refuse

All waste and refuse shall be controlled in a single compacter and will be completely contained in a brick veneer building. Landscape of building will be called out in Development Plan.

(4). Building Design and Materials

(a) No building shall exceed 35' in height as measured per Grove City Zoning Code with two stories.

(b) No three (3) bedroom apartment units shall be permitted. The minimum square footage of any one-bedroom apartment unit shall be 700 sq. ft. and 950 sq. ft. for two-bedroom apartment units.

- (c). No apartment buildings shall back onto any public road. Garage doors shall not front onto Buckeye Parkway or White Road except as approved as part of the Development Plan approval process.
- (d). Buildings shall be finished on four sides with brick, wood, and graded vinyl (grade .044 or thicker), individually or in combination thereof and shall comply with the concepts depicted on the elevations attached hereto as Exhibit A 1-7, depicting Buildings (A, B, C and D), a clubhouse, an amenity building, and detached garages.
- (e). No building shall exceed twelve (12) units per building.
- (f). Buildings having any side other than its front elevation facing Buckeye Parkway will have masonry in lieu of vinyl siding.
- (g). Buildings facing Buckeye Parkway or White Road shall have roof elements, i.e. dormers.

(5). Landscaping

- (a). A landscape treatment shall be established along Buckeye Parkway, White Road and the Future West Road to minimize visibility of parking areas as approved by the City's Urban Forester.
- (b). Ponds shall be constructed and reviewed and approved by the City Engineer, and shall be aerated and illuminated.
- (c). Minimum tree sizes at installation shall be two inches in caliper for shade and ornamental trees and five feet in height for evergreens.
- (d). A landscape/architectural/identification feature at the intersection of the Future West Road and Buckeye Parkway shall be required, similar to that established for Sub Area A and approved as part of the Development Plan process.
- (e). Landscaping along Buckeye Parkway and White Road shall be irrigated.
- (f). Landscaping within the site shall, at a minimum, comply with code and be reviewed and approved by the City's Urban Forester.

- (g). Landscaping shall be in accordance with the City's approved "theme".
- (h). The Master Landscape plan shows the general perimeter landscape design for the Property.
- (i). A specific street tree-planting plan has been established for Buckeye Parkway. The future West Road and along the north side of White Road one tree every forty (40) feet will be provided.
- (j). Any portion of a lot upon which a building or parking area is not constructed shall be covered with landscaped materials, sod or other ground cover. Grass or other ground cover shall be planted in areas awaiting development. Sod to be provided along Buckeye Parkway, clubhouse, White Road, entry way, and the perimeter of all buildings.

(6). Traffic Flow

- (a). Interior private roadways and their connection to public right-of-way shall be reviewed and approved by the City Engineer.
- (b). A temporary construction access shall be permitted to and from White Road only during the initial construction of the apartments.
- (c). All parking and drive isles shall be curbed.

(7). Utilities

All new utility lines including water supply, sanitary sewer service, electricity, telephone, gas, and feeder lines shall be placed underground and their connections shall be screened.

(8). Signage and Graphics

- (a). Signage shall be approved as part of the approval of the Development Plan. Signage shall comply with the signage shown on the Development Plan, and the NBBJ "theme" concept, which may vary from the requirements of Section 1145 of the Codified Ordinances.
- (b). Subject to approval by the Chief Building and Zoning Official as to location and size, a temporary sign, advertising the rental of apartments on Subarea B or the condominiums on Subarea C, is permitted on any Subarea A₁-A₁₀ out-parcel until the out-parcel is developed. A time restraint will be applied to this provision.

(c). Directional signage shall be installed as required or approved by the City Engineer.

(9). **Lighting:** Except as otherwise herein stated:

(a). Parking and other exterior lighting shall be on poles or wall mounted and shall be from the same luminary metal halide light source and to be consistent with the development in Subarea A.

(b). Parking lot lighting shall be no higher than 14'.

(c). Cutoff type landscape and building up lighting shall be permitted.

(d). All lights shall be arranged to reflect light away from any street or adjacent property.

(e). Direct or indirect glare into the eyes of motorists or pedestrians shall be avoided.

(f). All building illuminations shall be from concealed sources or pole mounted spots.

(g). No colored lights shall be used to light the exterior of buildings.

(h). All exterior lighting fixtures to be consistent with "theme" concept.

(10). **Mailboxes/Car Cleanup Area**

Mailboxes to be in one central location that is under roof in a specially designed building that encompasses the compactor and an automobile cleanup area.

B. ROADWAYS

The granting of right-of-way for and the construction of Buckeye Parkway, the Future West Road, the Future East Road, the realignment of Stringtown Road, the realignment of White Road, an access strip along the west side of Subarea A bordering the BP Station and Ramada Inn, the relocation of the 138 KV power transmission line and the sharing of costs thereof shall be the subject of a separate agreement with the City. The agreement shall address access through Subarea A to the developed properties to the west of Subarea A, Tax Parcel No. 040-005962 and 040-005958.

C. PENALTY

Violation of any of the above shall be deemed a violation per the provisions of section 1131.99 of the Codified Ordinances.

Applicant, for itself, its successors and assigns, including successors owners of the Property, does hereby agree to abide by the above restrictions and conditions contained in this Text.

M/I Real Estate Co.

Parkway Village L.L.C.

[Handwritten Signature]

[Handwritten Signature] 5-28-02

Signature of Applicant Date

Signature of Owner Date

Approved:

[Handwritten Signature] 5/15/02

Richard L. Stage, City Administrator Date